

NEWSLETTER October 2023 **Brunswick Valley Historical Society Inc.**

MUSEUM

17 Myokum Street MULLUMBIMBY 2482

Email: admin@mullumbimbymuseum.org.au Phone: 02 6684 4367

OPEN: TUESDAYS &FRIDAYS 10 AM - 12 PM

MARKET DAYS (3RD SATURDAY OF THE MONTH) 9 AM-1 PM

The Roundhouse Debacle

This sorry saga had its beginnings in 1958 when a Melbourne company announced the birth of South Golden Beach. By Mar1965 **Erwin Frenkel**, the hands-on director of *South Golden Beach Pty Ltd*, conceded that the company *had spent about £250,000 on the purchase and preparation of land for the estate and so far had no return for the investment*. In Jul1965 Shire Clerk **Richard Brownel**l said *No rates had ever been paid*... on the place and advised that a new entity, *Ocean Shores Pty Ltd, has taken over part of the estate from the original owners*.... In Nov1965 readers of the rebranded *"Brunswick-Byron Advocate"* learnt that *A combine of American investors*..., with former Congressman **Paul Stocker** as chairman and managing director, *forecast that Ocean Shores will become the most attractive resort on the Northern NSW and Queensland coasts*.... *The Ocean Shores company operates from headquarters in the former Capricornia restaurant* at South Golden Beach.

In Mar1966 John Kars, an Ocean Shores company representative..., announced that the Wendell-West Company, reputed to be the biggest real estate development company on the American West Coast (currently developing 'Ocean Shores' near Seattle), has purchased a large interest in the Ocean Shores Estate at New Brighton.... The Wendell-West juggernaut then started gobbling up more land, including Jack Bower's farm 'Overview'.

On 22Oct1968 Byron Shire Council gave its formal approval to plans for a \$107,290 sales office and communication centre for Wendell-West.... The building, to be located near the site of the now demolished home formerly occupied by Mr **H.J. Bower**, overlooking the North Arm of the Brunswick River, will be the first move in a project believed to include a golf clubhouse and a museum for aboriginal art planned for the same general area... said the Advocate.

Mr Delbert Sell, A partner in the Wendell-West Company... said on 3Feb1969, that when the company sales office on Bower's Hill was finished a start would be made on the country club building to be located on the same ridge.... The sales centre itself is designed for later conversion for community use.... [In Aug1990 The Echo claimed that Under the Interim Development Order (IDO) it (the 'sales office') was earmarked to become a gallery zoned for community use 'when 5,000 blocks (sic) on Ocean Shores had been sold'.]

The sales and administrative centre..., which cost about \$150,000, is the first building erected on the company's multimillion dollar development.... The building, constructed entirely of laminated wood brought from the USA, was designed by Robert Sully, renowned Californian urban planner and architect, who also provided plans for a separate Aboriginal Art Gallery.

In Nov1970 Wendell-West became Princess Properties Pty Ltd when zillionaire Daniel K. Ludwig purchased the 3500ac Ocean Shores Estate. In Jul1973 Gary L. Linnegar, finance director of 'Princess Properties', confirmed that the company still planned



[More Photos at <u>The Round House History | OSCA (oceanshorescommunity.org)</u>]

to hand over to the Ocean Shores Community Centre Limited (OSCCL) the original sales and information centre for use as a museum of Aboriginal art.... OSCCL was established by Princess Properties in 1970 to take over certain amenities.... It is financed from compulsory annual contribution by all owners of Ocean Shores land.

Thereafter things went quiet at Ocean Shores and in Nov1974 **Bob Arkell** returned home, to be succeeded as *managing director of Princess Properties Pty Ltd...* by **Gary Linnegar**. (Bob came back for a holiday in 1985 and explained that he had reluctantly returned to his home in Seattle because of a downturn in the real estate business. "If it hadn't been for the Whitlam Government I probably would still be here.... In 1974 things came to a screeching halt, sales died, and I wasn't interested in staying on in the job just as a caretaker.... The golf course and clubhouse were provided up front and we helped the shire with sewerage. We also provided underground power and good roads and gutters....)





The evolving Roundhouse 1970 above and 1975 right.

Hastings Trading Company succeeded Princess Properties... and in Dec1981 announced that it'd sold the Ocean Shores Estate to a syndicate including Perth businessman Alan Bond and Waltons retail group.... The general manager for the new owners, Mr Eric Bond (Alan's cousin), said that his group had 'bought the whole company' and intended to commence development straight away..., with local marketing being handled by the Messrs Jim Mangleson and Mark Cochrane, principals of Chincogan Real Estate agency, who had earlier acquired the 'Roundhouse sales office' from Hastings Trading, presumably meaning Wendel-West's oft quoted verbal assurance that it would hand over the Roundhouse to the community never made it onto an enforceable contract.

In Feb1986 the Shire Council was *stripped of its planning powers with the appointment* of **Jim Waugh** as *planning administrator*..., followed in Jul1986 by Administrator **Ray Rawson** being imposed upon the broke Council. In Dec1986 Commissioner **Bill Simpson** began an inquiry into Byron Shire's Draft *Local Environmental Plan*, and on 1Jan1987 **Barry Pullinger** started work as the Shire's new General Manager. In Sep1987 **Oliver Dunne** and his *United Shire Group* became the big winners in the Council elections.

At **Commissioner Simpson'**s inquiry the Roundhouse owners requested either a tourist zoning or a residential zoning. This was opposed by Council and Simpson subsequently recommended the 5(a) — community use zoning..., which was adopted... by Planning Administrator Jim Waugh when he finalised the Shirewide plan in November 1987. The plan was finally gazetted in early 1988, after which the Council was given back its planning powers.... The rezoning prevented any subdivision or redevelopment of the site by the Mangleson/Cochrane/Gallagher syndicate. So having been zoned for community use, the owners of the land are therefore able, under the Act, to serve a 'compulsory' purchase order on Council. Such notice has been served. Council has yet to announce quite what it is going to do. One and a half million dollars is the value suggested in some quarters. One option Council could consider is rezoning the land to get out of what could be an expensive situation. Meanwhile they are not discussing the matter publicly.... Thereafter the Roundhouse became a hot topic, keeping ratepayers and letter writers irritated,

CHINCOGAN REAL ESTATE
ROUNDHOUSE, ORANA RD, OCEAN SHORES
OCEAN SHORES 3 bedroom home. High cathedral

ceilings, exposed beams. Sunken lounge. Balustraded entrance foyer. Extensive use of slate throughout. Solid timber kitchen cupboards. Berber carpet. Quiet street. A snap at just \$62.000

OCEAN SHORES Golf Course Block One of the largest available. Super value at \$17,500

OCEAN SHORES 4 bedroom golf course home. This stunning contemporary home features ensuite, built-ins in all rooms, office. Sep. lounge, formal dining room, family room. Extensive usage of natural timbers throughout dream kitchen, double garage, magnificent inground pool. A superb package at \$129,000

801108 OPEN SEVEN DAYS

Jim & Jan Mangleson a.h. 066 84 2506 Licensed Real Estate, Stock & Station, Business Agents and Auctioneers

First Chincogan Real Estate Advert in The Echo 24Sep1986. (The Echo later recorded that Messrs Mangleson, Cochrane and Gallagher acquired the 1.4ha Roundhouse site for \$275,000 in Jul1981.)

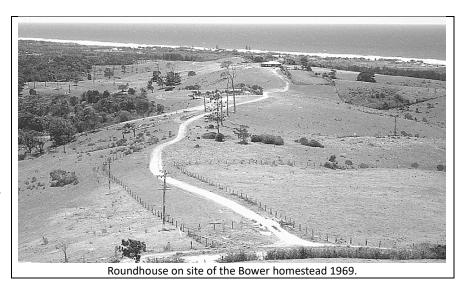
agitated, frustrated and entertained over many years, while providing Fast Bucks with rich fodder for his pot stirring.

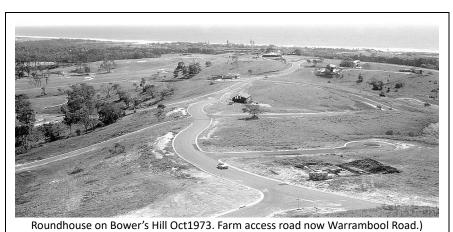
Court action was launched by the owners in December 1989.... The presentation of the Council's court case was, by the kindliest reading of the judgement, a shambles.... It appears evident that the best interests of the ratepayers of this Shire have not been served. It is not clear whether the reasons for this lie in a mistaken zoning, bad legal advice or sheer Council incompetence.... Shire Manager Barry Pullinger's report to Council... addresses the method and cost of purchasing the Roundhouse property as ordered by Justice Cripps. He recommended to Council that it accept the judgement, value the property and proceed to buy it. Council did not adopt its manager's recommendations but instead empowered the President (Cr Ian Kingston, wef Mar1990) to personally take control, seek new legal advice and report back to Council.

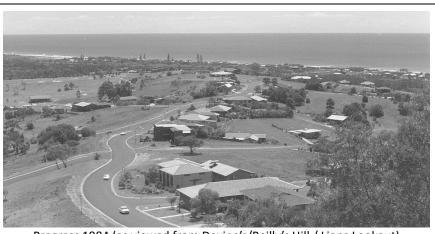
In an Echo summary of Nov1990, it was reckoned that The story dates back to April 1969 when the Deed of Agreement between Byron Shire Council and the original developers of Ocean Shores was signed.... At this juncture the three acre Roundhouse site was marked on plans as 'Special uses 'A' (Community buildings — sales office'). A 'gallery' site was marked elsewhere, on the other side of the Ocean Shores Country Club. This original gallery site was changed to residential in 1971, and it was then that the word gallery was attached to the Roundhouse site....

The Echo explained that although Council was told they would have to buy it under the proposed zoning, the significance of this never sank in as they never realised what the value of the land might be.... In the event no valuation was obtained, the new zoning became law in April 1988 and four days later the demand to purchase arrived at Council the fuse to the bomb was lit.... Quite how the myth that the Roundhouse 'belonged to the community' was created is a matter of conjecture. What can now be seen with hindsight is that it was just that — a myth. Just because it was zoned community did not mean that it belonged, or would belong free of charge, to the community.... The whole sorry story was a continued chapter of mistakes, neglect and lack of awareness. Even when the bomb, with the fuse lit, was tossed into Council in April 1988, complacency and inertia continued with some vague idea that the lawyers would save the day....

Council, when it finally got a valuation in 1988, was told \$1.25 million; the owners have had a valuation to the tune of \$2.7 million... because of its development potential.... If Council resume the property, as they have been ordered to do, for community purposes then it must use the property for that purpose.... (The Echo's rival, the Byron News, claimed that the site was first offered to council for \$200,00 in 1976.... The last Valuer General valuation was \$450,000 in early 1989. Roundhouse owners have received an independent valuation in excess of \$2 million. A block of land adjoining the property recently sold for \$100,000. And in the Byron News of 1Jun1994 Jim Mangleson said the Roundhouse was on the open market for two years before we bought it (in 1981) and council itself looked at buying it before we did....)







Progress 1984 (as viewed from Devine's/Reilly's Hill / Lions Lookout)

On 16Sep1991, in the edition reporting the Shire Election results that brought a pro-development majority to Byron Council, The Echo advised that The three Roundhouse owners have now lodged their claim for compensation following the court ordered resumption... on 26Jul1991. Each of the owners is claiming \$1,100,000.... Each one is claiming a further \$900,000 for interest, legal fees, loss of profits, cost of relocation and other disbursements bringing the total claim... to \$6 million.

The Councillors had a collective heart attack and called for more investigations, reports and the seeking of alternate legal advice. In Mar1993 **Judge Bannon** of the *Land and Environment Court* ordered Council to pay \$992,080 for the Roundhouse site, his valuation based on the demolition of the Roundhouse and provision of 50 medium density units. Ominously, Cr

Kingston said With regard to the future use of the site we must maximise the return on the land. I cannot see Council would spend that amount of money on land for community use nor would it be prudent....

Messrs Cochrane, Mangleson and Gallagher, appealed against the Court decision... and Council cross appealed.... And so it dragged on until Jan1994 when Agreement in principle... on the amount to be paid out for the purchase of the Roundhouse has been reached..., and will total \$1,409,565.25. The agreement signed by the previous Roundhouse owners... was delivered by Jim Mangleson to the Mullumbimby home of Council's Acting general Manager Dugald Graydon.... (Interest accrued from the day Council became owners by Court Order in Jul1991.)

More recriminations began in Apr1994 with release of *The long awaited Local Government Inspector's report by Mary Brophy* on Byron Council's track record regarding its purchase of the Roundhouse.... It is a devastating indictment of mismanagement and abuse over the last decade. The only people to come out of the report well are former owners *Mark Cochrane* and *Jim Mangleson*. They have called for the resignation of Byron Mayor *Ian Kingston*, who has said he has no intention of doing so. The report has been referred to the ICAC. (The Byron News response to the Brophy Report on 11May1994 mentioned that *Mr Mangleson* said he wanted to publicly thank Cr Ross Tucker and Cr Bob Higgins, as well as other councillors who had supported them in their attempts to limit costs to ratepayers....)

Ms Brophy heavily criticizes the tragedy of errors that took place between 1988 and 1990 when the court finally ordered Council to resume the Roundhouse. General Manager Barry Pullinger cops most of the flak, whilst Oliver Dunne, and planners Jane Stanley and Malcolm Ryan come in for plenty of comment as well. The full story of mysterious reports, changes of mind and direction, aborted moves to re-zone and lost opportunities reflect an appalling lack of co-ordination and clear thinking at the highest levels of Council. It was during this time that the accusations of misleading the Minister and the State Government originate — allegations that Ms Brophy accepts as well founded. [The full 1994 Roundhouse report can be seen at Byron Shire Council — 1994 Roundhouse Report | OSCA (oceanshorescommunity.org). And covered in The Echo summary How on earth did we acquire the Roundhouse? at Byron Shire Echo Issue 25.25 23/11/2010 by Echo Publications - Issuu.]

Council was already committed to avoid buying the Roundhouse... by the time **Ian Kingston** became President in Mar1990, but In July 1990 the court ordered Council to buy the Roundhouse.... **Pullinger, Kingston** and the majority of Councillors (the current Council elected Sep1991) are roundly accused by **Ms Brophy** of dragging their feet, not treating the previous owners fairly, having a malicious attitude and simply not offering enough money for the Roundhouse.... An update on 6Apr1994 said An independent audit shows the likely final cost to Byron Council and its ratepayers in the Roundhouse saga to be \$3,775,546..., and that **Cr Higgins** urged Council to get on with developing the site to help recoup costs....

On 18May1994 the *Echo* reported the 4hr special meeting of Council at which Mayor Kingston survived a 'No Confidence' motion brought by Crs Tucker, Higgins, Noonan, Budd and Mills. But they were all unanimous in a move to recover monies from previous employees *Barry Pullinger, Greg Alderson* and *Malcom Ryan*; they were paid gratuities totalling nearly \$100,000 when leaving council employ.... Fast Bucks used a full-page spread to say I am obliged to comment on *Nick Shand's* recent editorial on the issue, which came very close to a re-writing of history.... I was particularly affected to read he depicted the Roundhouse owners *Mangleson* and *Cochrane* as essentially innocent victims, while the real villain in the piece was the conveniently absent former Council boss *Barry Pullinger*, aided unwittingly by an indecisive *Mayor Kingston*.... (Jim Mangleson used the pages of *The Byron News* on 1Jun1994 to refute the ramblings of Fast Bucks....) Adjacent to the Bucks article was a full-page summary of Council's deliberations of the Brophy Report and Cr Kingston's report on the report – the meeting was one of the most exhausting and debilitating Council meetings ever to have taken place in this shire... reckoned *The Echo*.

Then came re-enactment of a barbaric Brunswick tradition, up there with the high heritage standards of Sir Joh in Queensland. That same edition of *The Echo* carried a Council advert calling for *Expressions of Interest for demolition and removal of Roundhouse building...*, because the 25yr old *prominent landmark* was asserted to be *a maintenance and public liability nightmare...* (It's unclear from newspaper reports whether the Roundhouse death sentence was passed by Council resolution or staff decision). A tender of \$4000 was accepted and the great act of heirloom vandalism inflicted on the unique building was completed by Jul1994. The legacy-unconscious Echo shed no tears and was happy to see an end of *'the wretched thing'*, a structure well worth the cost of preservation and heritage listing as the first building on a development that set new benchmarks for residential sub-divisions. Nor were there any angry letters-to-the-editor from disgruntled residents expressing regrets over the cultural cleansing, a similar reaction to the heritage desecration taking place in Mullum.

In the meantime Notification of an apology by Council to former Roundhouse owners **Mark Cochrane**, **Jim Mangleson** and **Annabelle Gallagher** duly appeared in the Northern Star in Jun1994. Council has refused to release the text of the letter of apology.... The NS advertisement also 'regrets and apologises to the residents and ratepayers of Byron for any detriment

that has occurred as a result of the Council's handling of the protracted events in the Roundhouse matter'....

Many people had many ideas on how to use the prime 1.4ha site, but it ended up being left vacant for many years. Initially *Mr John Burrell* of Burrell, George and Co, land economists and planners, was appointed by the council to prepare preliminary concepts for the site.... At his public meeting at Ocean Shores in Feb1994 the 150 attending residents were almost unanimous in their support for a retirement village, but also expressed concerns about over-development of the site.... The retirement village option was backed by Council's Finance, Works and Enterprise Committee, while Mayor Kingston felt 'the idea warranted further investigation'.... One of the former owners of the Roundhouse, *Mr Jim Mangleson*, said that it was ironic that the trio of previous owners had wanted to build quality retirement units....

In 1999 it was suggested that the site be named 'Bob Bellear Place' to recognise the many achievements of this New Brighton-born Indigenous leader. In 2002 The Brunswick Valley Reconciliation Group occupied the spot, declaring it a sacred men's site and proposing that a community cultural centre be built there. The Durrumbil people await the result of requests to the National Parks and Wildlife Service to survey the site for cultural heritage..., but the agitators never got backing and the whole movement had faded away by early 2004.

In 2007 someone had the bright idea to list the 'Roundhouse Site' (13,883 m²) in the 'Schedule of

Roundhouse Site looking sad Feb2016

oundhouse Site looking sad Feb2016 (Courtesy Northern Star)

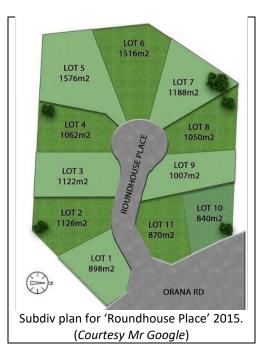
places of local heritage significance' in the Byron Shire Community-Based Heritage Study, Vol 3, Listing Proposals, 2007. Identified as ID No 6.8, SHI No 1260120, Lot 530, DP 238451. And says it was designed by Sully Kubreki, Architect California USA. (Ref <u>E201823075-Community-Based-Heritage-Study-FINAL-COMBINED-Volume-3-Listing-proposals.pdf</u>)

But the Shire Council was still in 'cancel culture' mode when it resolved in April 2013 to proceed with the subdivision works and sell the eleven lots, despite Jan Mangleson's address to the Council Meeting (OSCA / RAG public address to Byron Shire Council | OSCA (oceanshorescommunity.org)). [On the recommendation of staff, Mayor Richardson and Councillors Cameron, Dey, Hunter, Ibrahim, Spooner, Wanchap and Woods voted to sell, Cubis against. (Microsoft Word - Minutes 18 04 13 Ordinary Meeting.DOC (infocouncil.biz).)] There was a rearguard action in Aug2013 when Ms Mangleson, President of the Ocean Shores Community Association..., said they felt betrayed because prior to the last local government elections, most of the candidates had said they would preserve the Roundhouse site as a community asset..., a feature of which will be The historic well built by Mr Bower.... Byron Council's general manager Ken Gainger said the community would need to raise \$2.5 million to secure the site.

On 28Feb2014 the Echo announced that *The first land auction for the Roundhouse subdivision has been temporarily delayed due to a threatened claim by* OSCA..., which *is challenging the validity of the land classification as operational land.* (Mayor Richardson's comments at Ocean Shores/ New Brighton | Mayor Simon Richardson).

In 2015 Greens candidate for Ballina, **Tamara Smith** has announced that she will push for the Roundhouse site at Ocean Shores to be purchased by the State Government and turned into Crown Land for community use if elected on March 28.... OSCA said Of the 176 written and 26 oral statements, only six were in favour of the reclassification to Operational..., but on 21May2015 Council went ahead and changed the Roundhouse land from Community to Operational.... (public comments at Responses to issues raised in public submissions (infocouncil.biz))

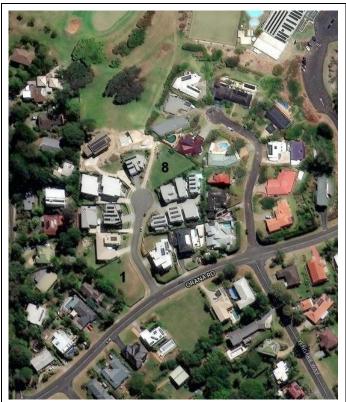
On 26Aug2015 Council announced the sale of the blocks, most with sweeping 360-degree ocean and mountain views..., after the NSW Department of Planning... gazetted the site as operational land.... For the past 18 years the former 'Roundhouse' site land has been zoned residential. Byron Shire Council has owned the land since 1990, rezoned it to residential in 1996 and has now



reclassified the land to operational.... The blocks of land will be marketed through The Professionals in Brunswick Heads, Ocean Shores and Mullumbimby.

On 16Sep2015 The Echo headlined 'Roundhouse lots all sold by 11am'... and sparked calls from residents to The Echo that the prices offered were too low.... General Manager Ken Gainger said It's a good result with all the blocks achieving their maximum valuation totalling \$4.405 million..., which upset disgruntled letter writers over the 'community ripoff'. On 9Oct2015 OSCA successfully sought a court injunction preventing the sale of the controversial Roundhouse sites... on the grounds that community land cannot be sold... and that the sales process was fishy. Alas, the Court though otherwise and settlements of the sales of the 11 lots have been finalised thus: Lot 1 sold for \$450,000 Sep2015 and resold for \$1,200,000 Jan2023; Lot 2 \$480,000; Lot 3 \$375,000; Lot 4 \$430,000 and resold for \$585,000 Sep2016; Lot 5 \$340,000 Sep2015 and back on the market 7Jan2016 with a price guide \$455,000 - \$490,000; Lot 6 \$410,000 Sep2015 and resold \$550,000 Sep2016; Lot 7 \$320,000; Lot 8 sold for \$450,000 Sep2015, \$595,000 Oct2016, \$650,000 Jul2018, \$675,000 Aug2019; Lot 9 \$330,000; Lot 11 \$400,000.

On 13Jan2016 the *Echo* reported that *Residential properties* in Byron Shire increased in median value by 17.85 per cent last year to \$383,000, up from \$325,000 last year.... On 9Feb2016 the *Northern Star* reported <u>Big profits on Roundhouse blocks | Daily Telegraph</u>



Roundhouse Place 2023 (with 15 houses) (Courtesy Mr Google)

WHAT'S HAPPENING AT THE MUSEUM IN OCTOBER



'Creative Mullumbimby' holds an 'Ingenuity Sculpture Show' every year and this year it is being held at the Museum in corroboration with Brunswick Valley Historical Society's 40th anniversary celebrations. As we are hosting

this festival the museum will be open daily from 10am to 2pm so that sculptures in the museum can be viewed. Larger sculptures will be installed in the grounds. The public can vote for their favourite piece.

The festival is being held in conjunction with a residency program that Creative Mullum is sponsoring, offering several workshops in the festival program.

The theme of this year's Ingenuity is 'Story of Place'. The opening afternoon/evening of the Festival features the jazz band, **The Parrott:Baartz Project**, which is playing from 4-8pm. Mullumbimby Chamber of Commerce is manning a bar in the museum for the official opening on Saturday 7t October.

Go to: https://www.creativemullum.org.au/ingenuity-sculpture-festival for further information.







transform

Mullumbimby Art Drop is taking place on Saturday the 14th of October, as part of the Ingenuity Sculpture Festival. The art drop will take place in Mullumbimby town, within a radius of approx. 2 kilometres around the centre. Art work can be hidden from the Friday afternoon the 13th, from 2pm, all the way to the evening of the 14th of October, until 10pm.

WORKSHOP CURRENTLY IN PRGRESS IN THE GOUNDS

MULLUM

EASY ACCESS

What is an art drop and how does it work?

Go to https://www.creativemullum.org.au/events for the details. Sounds fun.

Brunswick Valley Historical Society Inc. Newsletter

This newsletter is written by and for the members of the BVHS Inc.

17 Myokum St, Mullumbimby P.O. Box 378 Mullumbimby 2482 02 6684 4367

admin@mullumbimbymuseum.org.au www.mullumbimbymuseum.org.au Facebook:

www.facebook.com/MullumbimbyM useum

Basil Cameron Patrons:

Cr. Mark Swivel

President: Stephen Hall

Vice President:

Dr Frederick Theiss

Min. Secretary:

Alison McMahon

Cor. Secretary: Susan Tsicalas Treasurer: Susan Tsicalas Committee Members:

Ann Burnett Dr Mark Edwards Roland Sjoberg

Shed Managers:

Roland Sjoberg, Robert Garland

Market Manager:

Jacqueline Smith Heritage Panel Representative

Chris Cooney

Newsletter: Members WFD Supervisor:

Dr Frederick Theiss Public Officer: S. Tsicalas.

All members are invited to contribute to this newsletter

Please email contributions for the newsletter to

admin@mullumbimbymuseum.org.au

*Deadline for newsletter items LAST FRIDAY of the month

NEXT MEETING: 10th October @ 10.30

MUSEUM HOURS - Tuesdays and Fridays 10.00-12.00 Market Saturdays 9.00 - 1.00

MULLUMBIMBY COMMUNITY **MARKET**

Next Market- Saturday Oct 21 mullumbimbycommunitymarket.com.au



WORKSHOP UNDERWAY IN THE MUSEUM GROUNDS

Artist in Residence 1 – Community Building with Verity Nunan

Some of the participants on Sunday 1st October. There have been many throughout the week who have shared their skills helping to join the abandoned tents together.

